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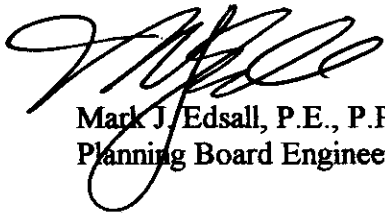
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: BRITTANY TERRACE MHP SITE PLAN AMENDMENT
PROJECT LOCATION: STATION ROAD
SECTION 52 – BLOCK 1 – LOT 18
PROJECT NUMBER: 01-53
DATE: 12 SEPTEMBER 2001
DESCRIPTION: THE APPLICATION IS FOR SITE PLAN AMENDMENT APPROVAL
FOR THE MOBILE HOME PARK TO EXPAND AN ADDITIONAL 170
UNITS.

1. It is my understanding that the applicant previously received approval for units in excess of the total shown on this site plan. Apparently, no site plan was on file with the Town to depict the layout of the units in conformance with Town code. This plan is intended to depict such layout and is submitted as an amendment to the previously approved application.
2. The layout shown on the plan is complete and indicates compliance with code (Section 27A and Section 48). Minimum spacing of 30' is depicted on the typical layout (sheet 2), with two parking spaces provided for each unit. Relatedly, the Board should determine if any additional "guest" parking spaces are appropriate.
3. It is understood that each road of the complex is intended as private (not a public road). A typical detail should be provided for the roadway construction (I recommend equal to a private road at minimum), and the Fire Inspector must approve road names.
4. Sewer and water capacity and service will require approval from the respective Town Departments with Camp Pollution. Review and approval for the on-site facilities will require approval from the Orange County Department of Health.
5. This use is a Special Permit Use in the zone. Since the application has a previous approval, the Board will need to determine whether the approval is being modified to an extent that would warrant a new Public Hearing.

6. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
7. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
8. The Planning Board should discuss whether a bond estimate will be required for this Site Plan, given the unique situation that was previously approved prior to the requirement for such bond and inspection fees.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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